

**MANSFIELD DOWNTOWN PARTNERSHIP  
BOARD OF DIRECTORS  
Thursday, July 3, 2014  
Mansfield Town Hall  
Town Council Chambers**

**4:00 PM**

**MINUTES**

Present: Harry Birkenruth, Mona Friedland, Matt Hart, George Jones, Mike Kirk, Paul McCarthy, Toni Moran, Shamim Patwa, Paul Shapiro, and Bill Simpson

Staff: Cynthia van Zelm

**1. Call to Order**

Matt Hart called the meeting to order at 4:05 pm in President Philip Lodewick's absence.

**2. Opportunity for Public to Comment**

There was no public comment.

**3. Approval of Minutes of April 23, 2014; May 1, 2014; and June 11, 2014**

Paul Shapiro made a motion to approve the minutes of April 23, 2014; May 1, 2014; and June 11, 2014. Bill Simpson seconded the motion. The motion was approved.

**4. Executive Director Report**

Cynthia van Zelm passed out the summer calendar and asked that Board members indicate when they are on vacation for planning purposes.

Ms. van Zelm said that fundraising continues for the Town Square, and the focus is on the shade structure, sculpture, and trellises. She said approximately \$18,000 in cash has been raised outside of the Ossen grant, with an additional \$20,000 committed. Ms. van Zelm said tables and chairs were put together (with many thanks to Board member George Jones!) and placed on the Square and that bike racks have been ordered. Five bike racks will go in the Square along the Dog Lane side and should come in in 6 to 8 weeks.

Ms. van Zelm said that Phase 3 (8 Royce Circle) is scheduled to be completed around July 11 and apartment move-ins start on August 11. Ms. van Zelm said that Phase 2 has started with

the grading of the site. The Town has issued a foundation permit. The first building in this phase will be located in the former proposed hotel site. She said that there are 48 refundable reservations for the for-sale housing phase, and that Leyland will host additional meetings with potential buyers this summer. Ms. van Zelm said the expected opening for Educational Playcare is now February 2015.

## **5. Recommendation from Town Arts Advisory Committee on art in Town Square**

Mr. Hart introduced Kim Bova, Chair of the Arts Advisory Committee, and Jay O'Keefe, Assistant Director of the Town's Parks and Recreation Department, and staff to the Committee.

Ms. van Zelm gave a brief overview, referring to her memo in the Board packet. She said a Request for Proposals (RFP) for art on the Town Square was released on March 18 with proposals due on May 1. She said the RFP was noticed locally and nationally, and responses were international from 30 artists. The criteria in the RFP required that the sculpture be related to Mansfield in some way.

She said she worked with the potential donors through the UConn Foundation and they have committed \$25,000 toward the \$65,000 cost.

Ms. van Zelm said the two sculptures by David Boyajian, "The Weaving Shuttle" and "The Eye of the Needle" were the recommendation from the Arts Advisory Committee and confirmed by the donors. The 2<sup>nd</sup> choice is the "River flowing over mill" by Miles Chapin.

Ms. van Zelm said she spoke to two of Mr. Boyajian's references and they agreed that he is an accomplished professional who is used to working in the public realm.

Ms. van Zelm asked Ms. Bova to talk about the process and why the Arts Advisory Committee is recommending the two pieces of art.

Ms. Bova said the Committee felt that Mr. Boyajian's pieces were reflective of Mansfield's mill history and were child friendly which was another criteria for at least one of the sculptures in the Town Square.

The Committee had a checklist that reflected the criteria in the RFP and each Committee member reviewed all 30 submissions on their own, coming together with their own views for a recommendation from the Committee. Ms. Bova said that some of the proposals were too large for the site and did not reflect Mansfield.

She said that Mr. Boyajian's sculpture would be safe and easy to take care of for the long term. The Committee thought it represented Mansfield well and was unique.

Ms. Bova said the artist does envision both pieces sitting next to each other. She said she thought the eye of the needle also reflected the connection between the Town and UConn.

Ms. Bova confirmed that “The Weaving Shuttle” is 8 feet tall and “The Eye of the Needle” is 7 feet tall. She said the Committee discussed the issue of a potential trip hazard with the “thread” and said Mr. Boyajian said he could redesign it so the thread would go into the ground. A visitor would be able to walk through the threads.

Mr. O’Keefe said the Town Square landscape architect Brian Kent was also part of the review process. Ms. van Zelm said one of his comments was that the color of the sculpture be neutral so as not to “clash” with the other colors in the Square.

Mr. Hart suggested that any approval be contingent on full funding.

Shamim Patwa made a motion to approve the selection of David Boyajian’s “The Weaving Shuttle” and “The Eye of the Needle” for placement on the Town Square pending full funding. Mr. Shapiro seconded the motion.

The Board discussed the merits of the proposed sculpture.

The motion was approved with one abstention by Toni Moran.

## **6. Election of Officers to Board of Directors for FY2014-2015**

Mr. Simpson made a motion to approve Philip Lodewick as President, Steve Bacon as Vice President, Steve Rogers as Secretary, and Mike Kirk as Treasurer. Ms. Moran seconded the motion. The motion was approved.

Ms. Moran extended a special thanks to the Board members willing to serve in leadership positions.

## **7. Appointment of Committee Chairs and Members for FY2014-2015**

Ms. van Zelm noted that there was one change to the proposed slate of Committee members and that is to add Marty Hirschorn back on to the Business Development and Retention Committee.

Ms. Moran noted that the Finance and Administration Committee has no women members and said that the addition of at least one female member would be a good idea. Mona Friedland said she would consider joining the Committee.

Harry Birkenruth made a motion to appoint the attached list of Mansfield Downtown Partnership Committee Chairs and Members, with the addition of Marty Hirschorn, until the

end of the Partnership's fiscal year on June 30, 2015. Mr. Simpson seconded the motion. The motion was approved.

## **8. Four Corners Sewer and Water Advisory Committee Update**

Mr. Hart reported that CT Water is hoping to receive its necessary permits for the extension of water by December 2014. The plan is to begin the water line in 2015 with completion by July 2016.

The addition of a sewer system is a Town initiative. The Four Corners Sewer and Water Advisory Committee is likely to recommend a bond referendum for November. The conservative estimated cost is \$9 million which includes \$3 million from the State of Connecticut, \$3 to 4 million from property assessments, and \$3 million from the taxpayers. A proposal should be ready in August. Mr. Hart said an informational process will continue this summer.

## **9. Report from Committees**

### Advertising and Promotion

Ms. Moran said Festival planning continues with the new location in the Town Square and surrounding streets. There is room for over 100 booths.

She said the Square Fair was a successful event with a steady stream of attendees. She said the vendors were able to sell some of their pieces.

Ms. Moran said a formal celebration of the Town Square is tentatively planned for Sept. 19 (Festival weekend) with a ribbon cutting and music.

She said that a "pup crawl" is being planned for October 19 which would be a dog walk from the Town Square to the Moss Sanctuary. There would be booths along the way with such information as tick control.

### Business Development and Retention

Ms. van Zelm said the Business Committee will meet on July 10.

### Finance and Administration

Ms. van Zelm said the Finance and Administration Committee met with Daryl Krivanec from Hart Realty Advisors, Matt Joyce from The Wilder Companies, and Howard Kaufman and Debbie Lastro from LeylandAlliance to talk about the transition of some of the commercial properties. Ms. Friedland asked for an organizational chart. Ms. van Zelm can prepare one but will also resend the e-mail on the relationships to the entire Board.

Ms. van Zelm said the Committee continued to discuss the Partnership's organizational structure in response to its downtown management role, and in relation to the transition described above. The Committee will come back to the Board with a proposal.

#### Membership Development

Mr. Jones said the Committee will be following up with Storrs Center businesses who have been asked to become members of the Partnership.

He said the Committee had successfully met the budget goal for membership.

#### Planning and Design

Ms. van Zelm said the Committee will meet on July 15 to review the checklists for the Storrs Center Sustainability Guidelines as submitted by the architects for the Price Chopper and MP-2 building. She said review of the checklists will be the work of the Committee for the next few months.

### **10. Adjourn**

Ms. Moran made a motion to adjourn. Mr. Birkenruth seconded the motion. The motion was approved and the meeting adjourned at 5:07 pm.

*Minutes taken by Cynthia van Zelm.*